



April 18, 2012

Will Cipes  
Thomas Safran & Associates  
11812 San Vicente Boulevard, Suite 600  
Los Angeles, CA 90049

Subject: 304 Obispo Avenue, Long Beach

Dear Mr. Cipes:

This letter was prepared in response to a request from Thomas Safran & Associates for a due diligence report on the single-family residence located at 304 Obispo Avenue in the City of Long Beach. In preparing the report the following tasks were performed:

- Researched pertinent registries and databases to determine if the building is currently designated or has been previously evaluated for designation at the local, state, or federal levels;
- Reviewed the building's permit history to determine date of construction, major alterations, and the name(s) of original owners, architects, and builders;
- Conducted online research to determine the building's potential significance;
- Conducted a site inspection to determine the building's physical integrity and/or significant features.

Following is the results of these efforts.

*Previous Evaluations:*

The building appears to be a contributor to the Bluff Heights Historic District, a local historic district within the City of Long Beach. Research did not reveal any indication of any other previous evaluations of the property for individual significance at the local, state, or federal levels (Bluff Heights Historic District Ordinance with map of contributing buildings attached for review).

*Research Summary:*

304 Obispo Avenue was constructed circa 1920, according to the Los Angeles County Assessor. The single-family residence is one story in height and Craftsman in style. It is one of many Craftsman residences in a largely residential neighborhood. No original building permits exist, so the exact date of construction, architect/builder (if any), and

**your quality preservation team**

original owner could not be identified. Later building permits include plumbing and heating work (1932 and 1975), construction of a fireplace (1975), and installation of 3 aluminum windows (1977). The owner's name on the 1932 permit is illegible. The owner listed on the permits from the 1970s is Robert F. Wilson (permits attached for review).

A review of historic Sanborn Fire Insurance maps for the City of Long Beach indicates that the property had an auxiliary building located to the main building's southeast. It was demolished sometime after 1950. Another auxiliary building was later constructed at an unknown date to the east of the main building along the alley. Other undocumented changes to the property were evident during the site inspection conducted on April 13, 2012. These include the application of textured stucco to the porch piers and secondary elevations, replacement of additional wood windows with aluminum and vinyl window, and installation of concrete paving in the back yard.

As the only identified owner of the property, Robert F. Wilson was researched using online sources, such as the *Los Angeles Times*, *California Index*, and Ancestry.com. The research revealed no evidence to suggest that Mr. Wilson was significant under any context. Additionally, the address was researched using similar online sources. This research revealed no evidence to suggest that any significant events took place on the property or that it was individually significant as part of a historic pattern or trend. As such, the property's only known significance is as a contributor to the local Bluff Heights Historic District (Bluff Heights Historic District Ordinance attached for review).

#### *Site Inspection Summary:*

The building retains its original form and massing. It retains some of its original materials, but many have been replaced. Non-original materials include: textured stucco on the south, east, and north elevations; aluminum sliding windows; and vinyl double-hung windows. While the building's existing entry doors are wood, which would have been the material of the original doors, the doors themselves are all non-original replacements. Changes to the property as a whole include paving of most of the back yard, demolition of the original auxiliary building, and construction of another auxiliary building. These changes have negatively impacted the building's historic integrity (photos attached for review).

#### *Conclusions:*

It does not appear that 304 Obispo Avenue has been determined eligible for individual listing in the local, state, or federal registers by any previous evaluations. Research for this report revealed no significant information about the building or its previous owners.<sup>1</sup> The site inspection demonstrated that the building is a typical example of a small single-family residence from the 1920s, designed in the Craftsman style. It is not a distinctive or unique example of its style, type, or period, and it has experienced several alterations over time. Therefore, due to a lack of historic significance, architectural significance,

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<sup>1</sup> Research for this due diligence report was limited to a physical site inspection and online research, which included permit research and newspaper and index searches. If further study of the building is required, additional research, such as city directory searches, should be conducted.

and physical integrity, the building does not appear to be individually eligible for listing in the National or California Registers. The City of Long Beach has broader designation criteria than the National and California Register programs; however, the subject building does not appear eligible for individual listing as a local landmark under any of the City's criteria.<sup>2</sup>

Regardless of its lack of individual significance and integrity, 304 Obispo Avenue is a contributor to the City of Long Beach's Bluff Heights Historic District. The district, including its contributing buildings and features, is a historic resource subject to CEQA. The proposed project includes two options for 304 Obispo Avenue: demolition or relocation. The district's ordinance does not expressly prohibit demolition of contributing buildings; however, because the building is a contributor to the local district, its demolition has the potential to impact the historic resource.

The key question is whether or not the demolition of the building constitutes a substantial adverse change. A substantial adverse change is one that reduces a historic resource's integrity to the degree that its ability to convey its significance is impaired or lost. Removing a modest, altered building from a large historic district is not likely to be considered a substantial adverse change as the majority of the district would remain intact, but this is ultimately up to the lead agency, and a more detailed study of the district, as well as a full impacts analysis, would be necessary to arrive at an accurate conclusion. Relocating the building could mitigate the potential impact to the resource only if it were relocated to another vacant lot within the boundary of the Bluff Heights District. It is otherwise not a relevant mitigation measure for a district contributor.

Thank you for your consideration of this report. Please feel free to contact me with questions by telephone at (310) 792-2690 or by e-mail at [laura@galvinpreservation.com](mailto:laura@galvinpreservation.com).

Sincerely,



Laura Vanaskie O'Neill  
Associate Architectural Historian

Attachments: Bluff Heights Historic District Ordinance, building permit records, site visit photos

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<sup>2</sup> This due diligence report presents preliminary findings only. If further study is required, a more detailed analysis of the building against the national, state, and local criteria should be conducted.

# Bluff Heights Historic District Ordinance



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AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH DESIGNATING THE BLUFF  
HEIGHTS HISTORIC LANDMARK DISTRICT

The City Council of the City of Long Beach ordains as follows:

Section 1. Designation of an Historic Landmark District. Pursuant to the provisions of Section 2.63.010, et seq., of the Long Beach Municipal Code and with the recommendation of the Planning Commission, the City Council of the City of Long Beach hereby designates the area known as Bluff Heights as an historic landmark district:

BLUFF HEIGHTS HISTORIC LANDMARK DISTRICT

A. Location, Description and Characteristics.

The Bluff Heights Historic Landmark District is a residential area that includes homes generally situated between Broadway, Junipero Avenue, Fourth Street and Redondo Avenue. Said boundaries of the Bluff Heights Historic Landmark District are more particularly set forth in red on the map which is attached hereto and incorporated herein by this reference as Exhibit "A".

The Bluff Heights Historic Landmark District is a residential neighborhood that represents an early housing subdivision dating from 1905. The period of significance is between 1905-1950.

B. Rationale for Historic Landmark District Designation. In accordance with the provisions of Section 2.63.050 of the Long Beach Municipal Code, the City Council finds that the following reasons exist relative to the designation of the Bluff

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City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1 Heights area as an Historic Landmark District:

2 1. It possesses a significant character, interest and value attributable to  
3 the development, heritage and cultural characteristics of the City, the Southern  
4 California region, or the State of California.

5 The district is a section of the Alamitos Beach Townsite which was  
6 originally planned by John W. Bixby in 1886 and annexed to Long Beach in 1905. the  
7 character of the district retains the building types and architectural styles that were part  
8 of the early history of Long Beach. The land was then subdivided into the Tichenor Tract,  
9 Cedar Rapids Tract, Graves Tract, Alamitos Tract, and Ocean Villa Tract. There was a  
10 substantial growth of structures in 1914.

11 2. It portrays the environment in an era of history characterized by a  
12 distinctive architectural style.

13 The predominant architectural style of homes in this area is the Craftsman  
14 Bungalow style. More than 50% of the existing contributing homes today are Craftsman  
15 Bungalows. The earliest type of architecture in the area is Victorian, exemplifying the  
16 first homes built in the neighborhood. There are also a number of Prairie,  
17 Mediterranean and Spanish Colonial Revival homes in the district, as well as a few  
18 Tudor Revival and Neo-Traditional homes.

19 3. It is part of or related to a distinctive area and should be developed or  
20 preserved according to a specific historical, cultural or architectural motif.

21 As a portion of the original Alamitos Beach Townsite, the Bluff Heights  
22 community dates back to the early years of the twentieth century. It was a part of the  
23 original development that was incorporated into the City of Long Beach in 1905. With a  
24 large number of the original homes still intact, it retains the scale, character and  
25 streetscape ambience of an old Long Beach neighborhood.

26 C. General Guidelines and Standards for Any Changes.

27 The *Secretary of the Interior's Standards for Rehabilitation and*  
28 *Guidelines for Rehabilitating Historic Buildings*, as amended, as well as

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1 the *Procedures for Administering the Certificate of Appropriateness* found  
 2 in Section 2.63.070 of the Long Beach Municipal Code are incorporated  
 3 herein by this reference. The guidelines are to be used as standards for  
 4 the Cultural Heritage Commission in making decisions about Certificates  
 5 of Appropriateness as required by Chapter 2.63 of the Long Beach  
 6 Municipal Code. The guidelines are an aid to property owners and others  
 7 formulating plans for new construction, for rehabilitation or alteration of an  
 8 existing structure, and for site development. The goal of the Certificate of  
 9 Appropriateness review is to retain and preserve all original architectural  
 10 materials and design features; to encourage rehabilitation which restores  
 11 original historic fabric rather than remodels; and to ensure architectural  
 12 compatibility between new and old. The guidelines pertain to all buildings  
 13 regardless of occupancy or construction type, sizes and materials, and  
 14 pertain to construction on the exterior of existing buildings as well as to  
 15 new, attached or adjacent construction, and shall include the following  
 16 additional guidelines:

17 D. Standards and Guidelines.

18 1. Existing Structures.

19 Demolitions, alterations, additions and all environmental changes  
 20 shall be regulated by the provisions of Chapter 2.63 of the Long Beach  
 21 Municipal Code and in accordance with the *Secretary of the Interior's*  
 22 *Standards for the Treatment of Historic Properties.*

23 Changes requiring a Certificate of Appropriateness from the  
 24 Cultural Heritage Commission are as follows:

- 25 (a) Alterations to roof; change in roof materials or shape.
- 26 (b) Additions.
- 27 (c) Window alterations or replacement.
- 28 (d) Changes to porch and door.

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(e) Changes to exterior materials or colors.

(f) Alteration of driveways.

(g) Alteration or addition of fences or patio walls.

2. The following guidelines shall be standards to guide property owners, architects, contractors and the Cultural Heritage Commission in reviewing proposed changes:

(a) Additions shall not detract from the scale and character of the existing streetscape;

(b) Alterations of windows and doors are acceptable when the replacement windows and doors are consistent with the original architectural style and proportions of the house;

(c) Important architectural features that are original construction shall not be removed or obscured. These include: rooflines, entry porches, picture windows on the facade, overall composition and massing, exterior cladding in original finishes; wood or stucco, terra cotta tile roofing or roof caps. For minor alterations in the rear of the house that are not visible from the public right-of-way, more flexible standards are permitted;

3. New Construction.

If construction of new homes or garages shall be warranted due to catastrophic loss or severity of deterioration, the design intention shall be to recreate the architectural character of the original home and garage in design, materials, composition, massing, proportion and placement of windows and doors, roofline, and scale. While an exact replication is not required, the overall architectural character of the original structure should be maintained.

4. General Rules.

(a) Maintenance and repair that do not involve removal or alteration of original materials or architectural features are exempt from

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1 review under this ordinance and do not require a Certificate of  
2 Appropriateness.

3 (b) All applicable building, and safety and health codes shall be  
4 observed.

5 (c) Properties shall be properly maintained so as to avoid  
6 deterioration, visual blight and physical conditions conducive to health and  
7 safety code violations.

8  
9 Sec. 2. The City Clerk shall certify to the passage of this ordinance by the  
10 City Council of the City of Long Beach and cause the same to be posted in three  
11 conspicuous places in the City of Long Beach, and it shall take effect on the 31st day  
12 after it is approved by the Mayor.

13 I hereby certify that the foregoing ordinance was adopted by the City Council of  
14 the City of Long Beach at its meeting of July 13, 2004, by the following vote:

15 Ayes: Councilmembers: Lowenthal, Baker, Colonna, Kell,  
16 Richardson, Reyes Uranga, Webb,  
17 Lerch.

18 Noes: Councilmembers: None.

19  
20 Absent: Councilmembers: Carroll.

21  
22 CERTIFIED AS A TRUE AND CORRECT COPY

23 Larry G. Henner  
CITY CLERK OF THE CITY OF LONG BEACH  
24 DATE: JUL 16 2004

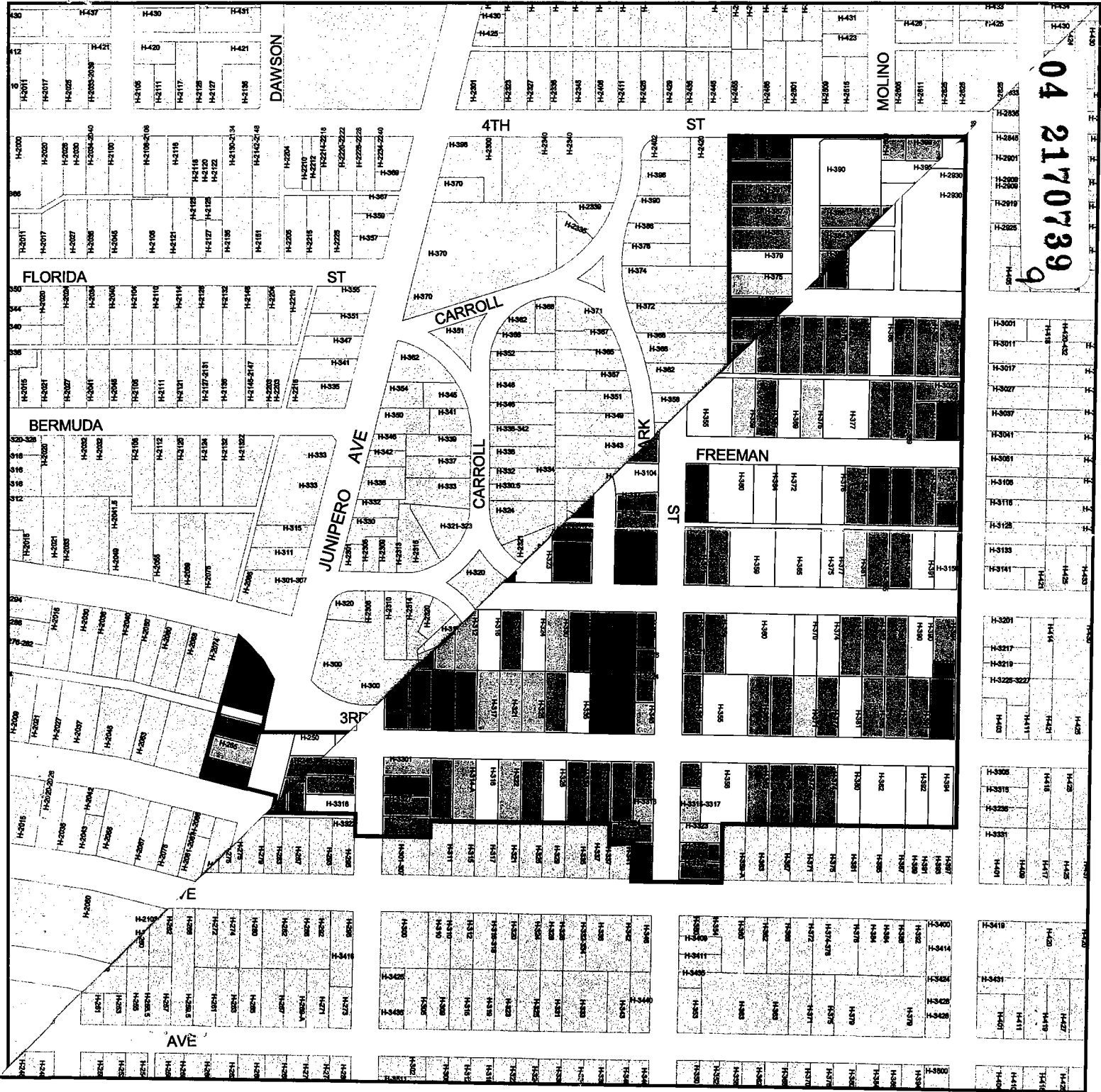
Larry G. Henner  
City Clerk

25  
26 Approved: 7-15-04  
(Date)

Bruce Neil  
Mayor







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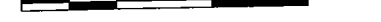


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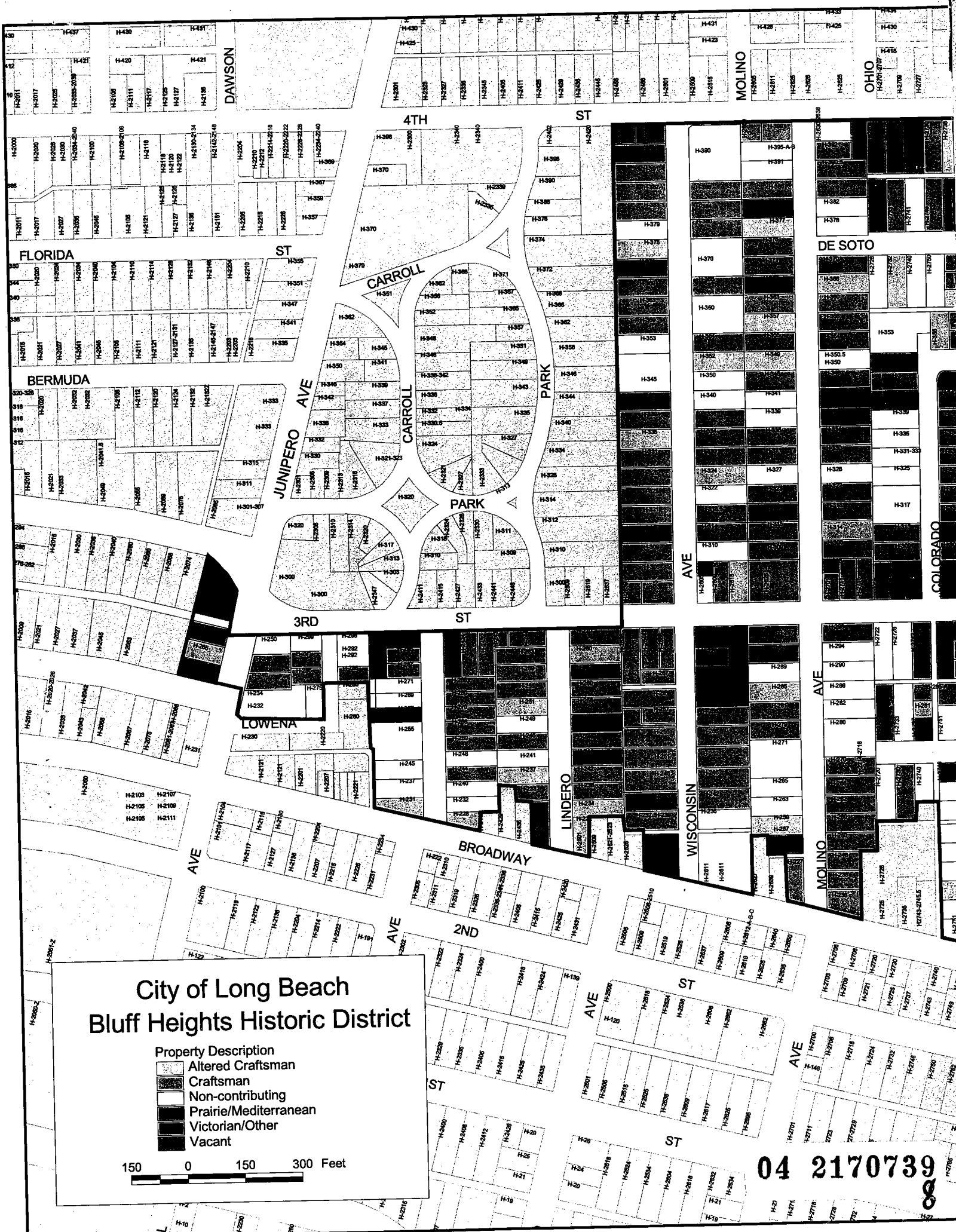
# City of Long Beach Bluff Heights Historic District

- Property Description
-  Altered Craftsman
  -  Craftsman
  -  Non-contributing
  -  Prairie/Mediterranean
  -  Victorian/Other
  -  Vacant

150 0 150 300 Feet

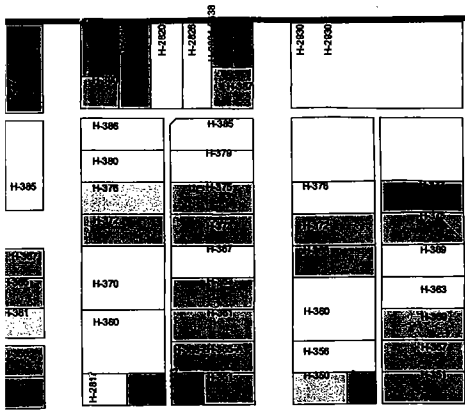


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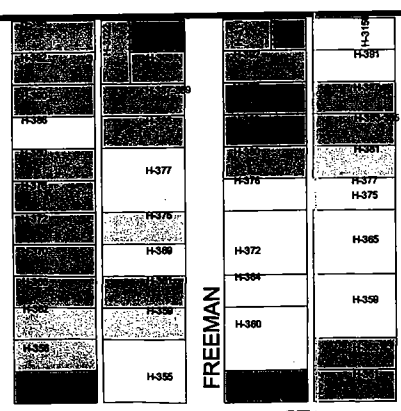
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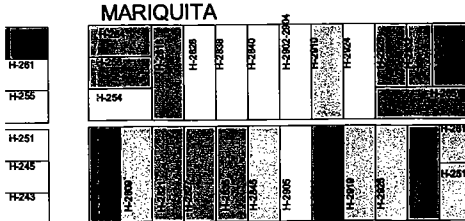
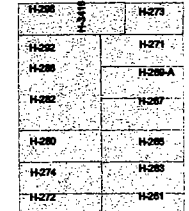
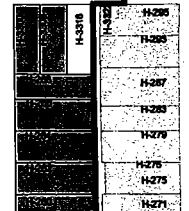
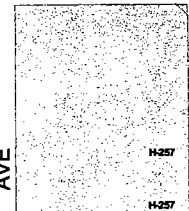
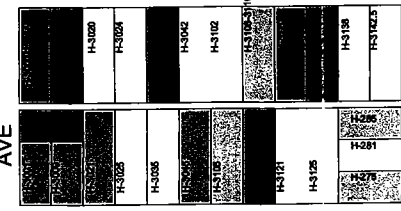
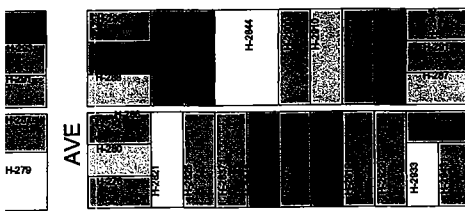
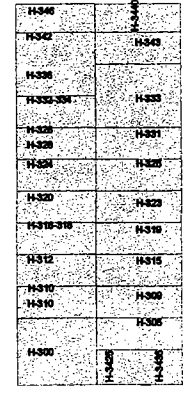
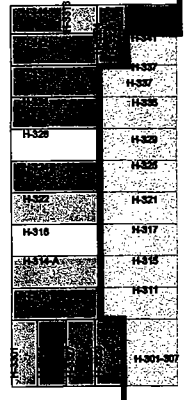
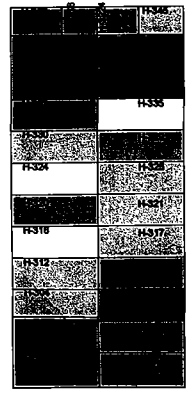
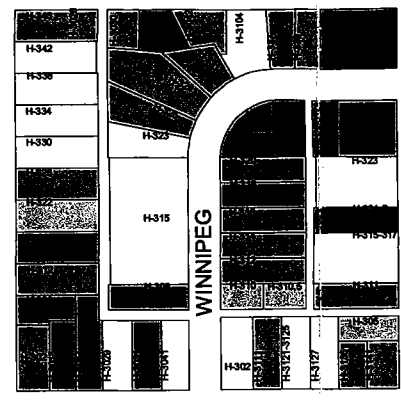
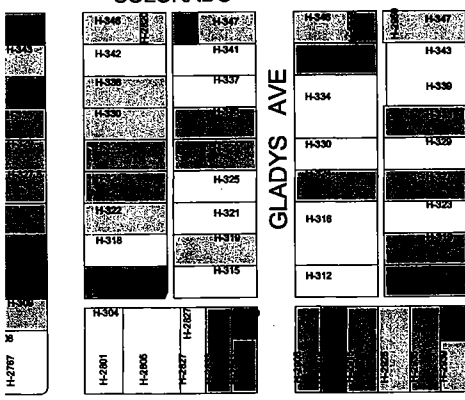
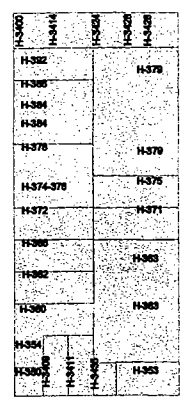
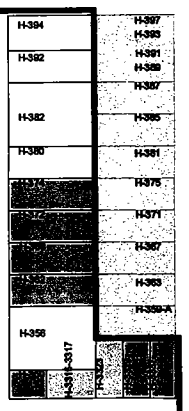
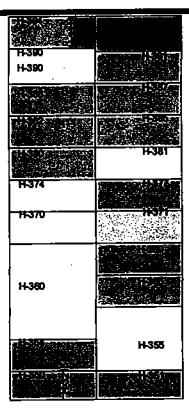
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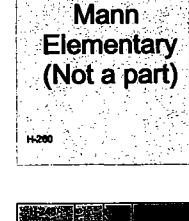
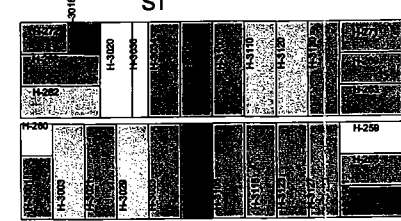


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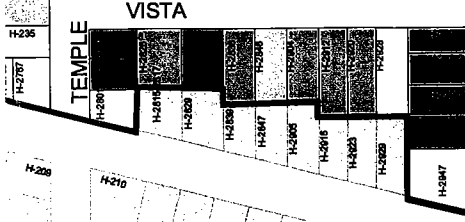
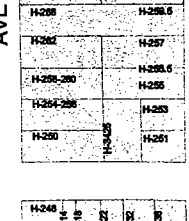
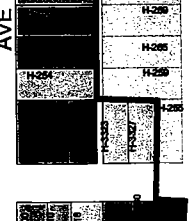
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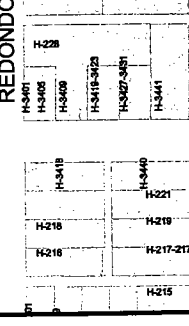
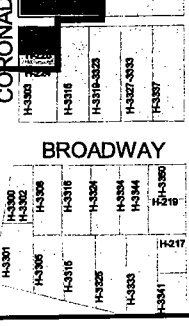
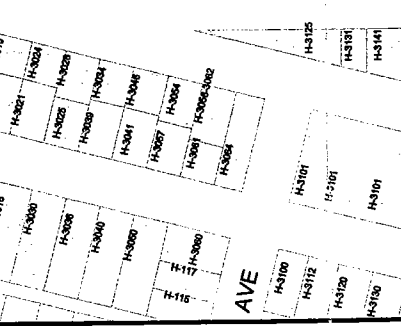
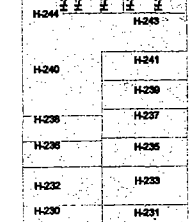
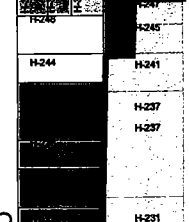
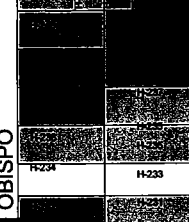
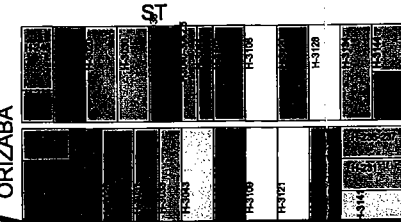
VISTA ST



Mann Elementary (Not a part)



ORIZABA AVE



BROADWAY

REDONDO

NEWPORT

## Permit Records for 304 Obispo Avenue

**NOTICE**

Separate permits required for the following work: Plastering, Roofing, Tile, Masonry, Plumbing, Electrical, Fences and Signs. An owner, on his own single family dwelling, doing the work with his own hands, may take out a sub permit for Plastering, Roofing, Tile, Masonry and Electrical only. All other type permits are required to be taken out by Long Beach licensed contractors.

**DEPARTMENT OF BUILDING & SAFETY  
CITY OF LONG BEACH, CALIF.**

PLAN CHECK NO.

Collector's Number
Checking Fee
\$
Permit Fee
\$ 250
Permit Number
0-5832
Date Received
Date Issued
12-7-33

**Types of Construction**

- Type 1—Fire Resistant
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame

**Application for Building Permit**

FOR TYPE NO. 5 BUILDING

CHECK ONE

<input type="checkbox"/> New Bldg. or Structure	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Addition	<input type="checkbox"/> Repair
<input type="checkbox"/> Demolition	

To the Department of Building and Safety of the City of Long Beach: Application hereby made to the Department of Building and Safety of the City of Long Beach, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions which are hereby agreed to by the undersigned applicant and which shall be deemed conditions a part of the permit:

That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any lot, site, or other place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is or may hereafter be prohibited by ordinance of the City of Long Beach.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

**(Use Ink or Indelible Pencil)  
DESCRIPTION OF PROPERTY**

Lot No. \_\_\_\_\_

Block \_\_\_\_\_ Tract \_\_\_\_\_

Owner's Name Residence - Tom & Patricia Beck Owner's Mailing Address 122 Pine Ave

Contractor's Firm Name CLARKE PLUMBING & HEATING CO

Contractor's Address 610 West Esther St. Phone 639-79 City License No. 21360

Present or Proposed Use of Building Heating and Air Conditioning

or Structure Dwelling No. of Families 1 No. of Rooms \_\_\_\_\_

**LOCATION OF JOB**

No. 307 CRISPO Ave Street

**VALUATION OF PROPOSED WORK**

{ "Value" of a Building Shall Be the Estimated Cost to Rebuild the Building in Kind. } \$ 2000.00

Architect \_\_\_\_\_ State Certificate No. \_\_\_\_\_

Engineer \_\_\_\_\_ State Certificate No. 130

State on following lines exactly what alterations, additions, etc., will be made to this building:

DRB - Ventilation - Fan - etc.

Any other buildings on lot? H. v. used Minimum distance from proposed new building \_\_\_\_\_

Size of proposed building or addition \_\_\_\_\_ x \_\_\_\_\_ feet, Area \_\_\_\_\_ Area of First Floor \_\_\_\_\_

Height to highest point \_\_\_\_\_ feet. Number of stories in height \_\_\_\_\_

Material of exterior walls \_\_\_\_\_ Material of roof \_\_\_\_\_

I have carefully examined and read the above application and know the same is true and correct, and that, in doing this work, all provisions of Long Beach Ordinances and State Laws will be complied with, whether herein specified or not. Also in accordance with the Building Code, I hereby apply for a Certificate of Occupancy to be issued after all final inspections have been called for by me and have been made by the Department of Building and Safety.

All applications must be filled out by the Applicant. (Sign here) [Signature] (Owner or Authorized Agent)

PLANS AND SPECIFICATIONS and other data must also be filed. (NOTE—Turn over and fill out blank on other side.)

**FOR DEPARTMENTAL USE ONLY**

ZONE	F. D. No.	GROUP	SET-BACKS	TAKEN BY	CHECKED BY	ISSUED BY
<u>P1</u>		<u>I</u>				<u>[Signature]</u>

No Find



**APPLICATION FOR BUILDING PERMIT**  
**LET THEM BUILD SAFELY!**  
**CITY OF LONG BEACH, CALIFORNIA 90802**  
**433-3433**  
**APPLICANT FILL IN AREA BELOW**

1. Address: **304 Orisyo**

2. Lot No. **2139**

3. Block No. **433-3005**

4. Owner's Name: **ROBERT F. WILSON**

5. Owner's Address: **SAME AS ABOVE**

6. Applicant: **OWNER**

7. Proposed Work: **Fireplace Blown Living Room and Den**

8. Construction Leader: \_\_\_\_\_

9. Address: \_\_\_\_\_

10. Building Height: \_\_\_\_\_

11. Valuation: **600.00**

12. Signature of Applicant: **R.F. Wilson 11/75**

13. Signature of Applicant: **R.F. Wilson 6/1/75**

14. Name: **304 Orisyo**

15. Owner Address: **WILSON**

16. City: **LONG BEACH**

17. Date Rec: **6-11-75**

18. Plan Check Fee: **1518**

19. Permits Fee: **3.00**

20. City of Long Beach: **74**

21. Description of Work: **Fireplace Blown Living Room and Den**

22. Remarks: **MAINTAIN REQUIRED CLEARANCE FROM COMBUSTIBLES. - OBTAIN RETIRED PERMIT.**

APPLICATION FOR BUILDING PERMIT  
 DEPARTMENT OF BUILDING AND SAFETY  
 CITY OF LONG BEACH, CALIFORNIA 90802  
 433-3438  
 APPLICANT FILL IN AREA BELOW

726 Address: **304 OBISPO Ave**  
 Lot No.:  
 Block No.:  
 Owner's Name: **ROBT. WILSON**  
 Owner's Address: **304 OBISPO**  
 Contractor's Name: **J.A. FRANKLIN**  
 Contractor's Address: **213 4th ST**  
 Architect's Name: **J.A. FRANKLIN**  
 Permit No.: **11236**  
 Call No.: **1230**  
 Permit Fee: **283.20**

Present Bldg. Use: **RESIDENCE**  
 Proposed Bldg. Use: **RESIDENCE**

Description of Work:  
**INSTALL GAS WALL FURNACE & VENT 45 MBTU**

Construction Lender:  
 Address:  
 Bldg. Height: No. Stories: Total Area (sq. ft.):  
 Material Exterior Walls: Material Roof:  
 Valuation: **300.00**  
 Will this be a random hazard? Yes No  
 State Contractors License No.: **C-36**  
 Signature of Applicant: **J.A. Franklin** Date: **10-10**

I hereby certify the information on this application is true and correct and that all Long Beach Department and State Law with be complied with in doing this work. Also, I hereby apply for a Certificate of Occupancy in accordance with the requirements of the Long Beach Building Code.

Any work done in the performance of the work for which this permit is issued shall be subject to the provisions of the State of California Labor Code.

726 Address: **304 OBISPO Ave** Type: **Single**  
 Owner: **R. WILSON** Phone No.:  
 Owner's Address: **304 OBISPO** Valuation: **300**  
 Contractor: **J.A. FRANKLIN** Phone No.:  
 Bldg. Description: **45 M Wall Furnace & Vent** Area:  
 Present Bldg. Use: **RES** Proposed Bldg. Use:  
 Zone: **R** Area No.: **10-1075** Plan No. of Job: **Heat**  
 P.D.:  
 Group: **I** Taken By: **JB** Fee: **1125**  
 Fee Break: **JB** Issued By: **JB** Fee: **15.00 + 07**

Validation Stamp: **OCT 11 4 75 1126 5.07**  
**Chick**

Req. Inspected By	Yes	No	Plan Check By	Yes	No
Truss			Truss		
Roof			Air Cond & Htg		
Framing			Masonry		
Lath			Blk. Work		
Brick			Field		
Clay			Check By		
Remarks:			Plan		
			Check By		

10/2/75 (Yellow)  
 10/10/75



**APPLICATION FOR BUILDING PERMIT**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**CITY OF LONG BEACH, CALIFORNIA 90803**  
**435-3435**  
**APPLICANT FILL IN AREA BELOW**

Job Address: **304 CRISPE**  
 Block No: **100**  
 Owner's Name: **ROBERT WILSON**  
 Owner's Address: **304 CRISPE**  
 Owner: **OWNER**  
 Proposed Building Use: **INDUSTRIAL**  
 Description of Work: **3 ALUMINUM WINDOWS (REPLACE)**  
 Construction Lender: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Material Estimate: **WOOD**  
 Valuation: **200<sup>00</sup>**  
 Signature of Applicant: **Robert F. Wilson**  
 Date: **10-13-77**

Job Address: **304 Crispe**  
 Owner: **Wilson** Phone No: **433-8005**  
 Owner Address: **304 Crispe**  
 Occupant: **Owner**  
 Job Description: **3 Alum sliding windows**  
**2 front 1 on south side**  
**at July**  
 Date: **R4** Complete: **10-12-77** Plan No. by: **ALT**  
 F.D. **B** W.C. Fee: **200<sup>00</sup>** Checking Fee: **731**  
 Group: **R3** Street No: **RSC** Checking Fee: **1530**  
 Insured By: **RSC** Permit Fee: **1800**

Construction No: **503**  
 OCT 13 4 11 87 PM '77

Req. Inspection Reg'd	Yes	No	Plan Check Reg'd	Yes	No
Earth			Tax		
Steel			Land & Imp		
Wall			Masonry		
Framing			Blind Work		
Lath			Form Check By	<b>11-14-77 R.H.</b>	
Roof			Form Check By	<b>10-13-77 M.H.</b>	
Notes:	<b>2 V.I. permits in file</b> <b>two more permits &amp; allow to</b> <b>only check before Insps.</b>				

# Photographs



West Elevation Looking East



Detail of Front Porch Looking East





North and West Elevations Looking Southeast



South and West Elevations Looking Northeast





East Elevation Looking West



Detail of Wood Windows on South Elevation





Detail of Aluminum Window on South Elevation



Auxiliary Building, West Elevation Looking East